

# *Town of Eureka*

**PO Box 313  
Eureka, MT 59917  
406-297-2123**

April 3<sup>rd</sup>, 2019

**TO:** Landowners in the Wastewater Phase 1B Project  
**FROM:** Mayor LeeAnn Schermerhorn  
Project Administrator, Tracy McIntyre  
**RE:** Application for Direct Assistance Programs for the Wastewater Phase 1B Project

Dear Homeowner,

Your household is receiving this letter to make residents aware of possible financial assistance that may be available to residents through a Community Development Block Grant (CDBG) and State Revolving Fund (SRF) Loan awarded to the Town of Eureka. The financial assistance to landowners may be used for three items:

- Hook-Up Fee
- Abandonment of Septic Tank
- Installation of the Service Line from the Town's stub out to the house/building

The cost of the hookup fee for this project is \$750 if the landowner does the connection during 2019 and depending on the difficulty of the connection the cost for the construction to connect and abandon your septic can range from \$1,500 to \$5,000. It is also important to note that the Town of Eureka Council has passed an ordinance that by January 1<sup>st</sup>, 2025 all properties within the Town's limits are required to be connected to the wastewater system and individual septic systems be abandoned.

The CDBG program is a federally-funded program designed to help communities with their greatest community development needs, with special emphasis on meeting the needs of low and moderate-income (LMI) families. The CDBG program is administered by the Department of Commerce with funding from the U.S. Department of Housing and Urban Development.

Based upon income eligibility, the CDBG program may be able to pay for the construction costs for hookup to the new sewer system which requires pumping and abandonment of the existing septic tank and the hookup from your home to the new sewer service stub-out at your property line. The costs associated with this work can be paid by the CDBG grant if your household is eligible under the CDBG guidelines for assistance to LMI Households. You must complete a full application, enclosed including the income certification (part 2) in order to qualify for these funds.

Unrelated to your income is the SRF Loan funds. The Town of Eureka has worked with the State program to build a new program to do direct assistance to landowners. This is a direct loan to landowners that will be a 3-year term, 0% interest with an annual fee of \$160.00. The \$160 will be spread across the year and shown on your monthly bill as \$13.33. The loan payments will be amortized and on your monthly bills, and a lien for the amount of the loan will be filed on the property. Failure to repay the loan to the Town will result in immediate water shutoff (as per the Town Ordinances). You must complete the full application as well and it is optional to fill out the

income certification. If you are unsure if you qualify for grant funds it is recommended to complete the income certification and the Project Administrator can identify if you do qualify.

It is important to note that all applications must be delivered or mailed to the Town of Eureka.

Hand Deliver:  
11 Dewey Avenue

Mailed To:  
PO Box 313  
Eureka, MT 59917-0313

Please make sure your application is sealed for your privacy. Upon the receipt of your application, you will be assigned a number in order to protect your privacy further. The unique number assigned to you will be all that will be presented to the Eureka Town Council for review and approval.

You will not be displaced in connection with the proposed project. Although extremely unlikely, if you must move temporarily because of work associated with the project, suitable housing will be made available to you and you will be reimbursed for all reasonable out of pocket expenses, including moving costs and an increase in housing costs. You will need to continue to pay your mortgage. Upon completion of the sewer hookup, you will be able to occupy your present home.

Under the terms of the project, you are protected by a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). One of the URA protections for persons temporarily relocated is that such relocations shall not extend beyond one year. If the temporary relocation lasts more than one year, you will be contacted and offered all permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance previously provided. You will also have the right to appeal the agency's determination if you feel that your application for assistance was not properly considered.

(NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.)

We urge you not to move at this time. If you choose to move, you will not be provided relocation assistance. Please remember:

- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.

The Town of Eureka has established a pool of qualified Contractors that will be available to provide construction services. **If your household plans to apply for a grant and/or loan to assist in the connection of your house to the sewer line you must work with one of the following Pre-qualified contractors to develop a budget and outline the work to be completed.** In rare cases, some of your connections will require a grinder pump. The contractors will work with the Town Engineer to determine who will need a grinder pump. The Town of Eureka will pay for the grinder pump equipment but the cost of installing the pump needs to be outlined within your application.

**Pre-Qualified Contractors:**

- Kooconusa Excavating- Sean McNamara  
Office number: 406-297-7609, Cell number: 406-885-1422
- Downing Underground, Inc – Randy Downing  
Cell number: 951-543-5855
- Ramesz Excavation – John Ramesz  
Office number: 406-889-5660, Cell number 406-270-9465
- D&H Hauling – Dallas Pluid  
Cell number: 406-261-6486
- High-Grade Construction- Brandon McLaughlin  
Cell number: 406-260-3284
- A-1 Sanitation Inc- Wade O'Myer  
Office number: 406-755-3938

Attached are three parts for the application. The application, which will require a budget and outline of the proposed work, should include a drawing, as provided by your contractor is Part 1; all applicants for SRF Loan and CDBG grant funds need to complete this application. Part 2 is the Income Certification Form for Direct Benefit to LMI Households to help assist you to apply for assistance under this program. According to CDBG regulation, assistance will be prioritized to serve households of low income first, then households of moderate income, to the extent that funds remain available. And lastly, Part 3 is an option for Demographic Data request.

If you believe you are eligible, please sign and return the Certification Form to our office and we will determine income eligibility and notify you in writing if you qualify for assistance. Again, all information provided to the Town is confidential and will be shared only with State CDBG program staff and will be destroyed four years after the project is completed.

All applicants are **encouraged to have your applications to the Town Hall no later than June 21<sup>st</sup>, 2019.** All SRF loan funds will be determined prior to July 1<sup>st</sup>, 2019 with no exceptions. CDBG grant funds will remain open until exhausted, though we expect for those funds to go fast so please do not delay. The Town will be approving loan and grant awards at their monthly meeting of April 8<sup>th</sup>, May 13<sup>th</sup>, and June 10<sup>th</sup>. We expect to have a special meeting after June 21<sup>st</sup> to process any of the applications received after the last scheduled council meeting. If you have any questions or need additional information, please contact our project administrator Tracy McIntyre at 406-291-1416.

Sincerely,

  
LeeAnn Schermerhorn  
Mayor

  
Tracy McIntyre  
Project Administrator

cc: file